



Order Filed on December 7, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
Caption in Compliance with D.N.J. LBR 9004-2(c)  
DAMIEN NICHOLAS TANCREDI (DT 1383)  
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In re:

Parabhsaran S. Nayar and Manjit K. Nayar,

Debtors.

Case No. 17-24394-KCF

Chapter 7

**ORDER AUTHORIZING**  
**SALE OF REAL PROPERTY**

The relief set forth on the following page, numbered two (2) and two (2), is hereby

**ORDERED.**

**DATED: December 7, 2018**

  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

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Debtor: Parabhsaran S. Nayar and Manjit K. Nayar,  
Case No.: 17-24394-KCF  
Caption: ORDER AUTHORIZING SALE OF REAL PROPERTY

After review of the Trustee's Motion for authorization to sell real property located at 2 Fox Hollow Drive, Jackson, NJ 08527 (the "Motion" and the "Property", respectively),

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the Agreement of Sale annexed to the Motion as Exhibits "A" and "B" pursuant to 11 U.S.C. §§ 363(b) and 1303. Title to the Property shall be conveyed by both the Debtors and the Chapter 7 Trustee.

2. The proceeds of the Sale must be used to satisfy the liens on the Real Property pursuant to the Carve Out (as defined in the Motion) and as set forth on Exhibit "A."

3. The Sale of the Property is free and clear of liens, claims, and encumbrances pursuant to 11 U.S.C. § 363(f) and such liens, claims, and encumbrances shall attach to the proceeds of the Sale.

4. Commissions of; (i) \$8,581.00 to the listing agent, Remax Barnegat Bay, (ii) \$8,581.00 to the selling agent Remax RE LTD, and (iii) \$8,581.00 to the Trustee's broker BK Global may be paid at closing from the Sale.

5. Other closing fees payable by the Debtors may be satisfied from the proceeds of the sale and adjustments to the price as provided for the contract of sale may be made at closing.